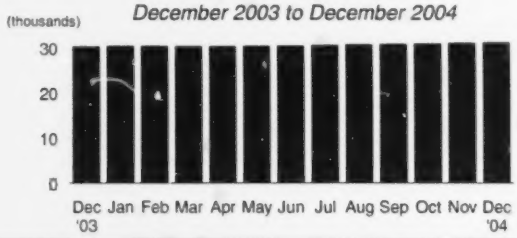
YUKON MONTHLY STATISTICAL REVIEW
February 2005

The most current statistics available on the state of the Yukon's economy

1. Population

The Yukon's population as of December 2004 was **31,127**. One year ago, in December 2003, the population was **30,255**. The difference is an **increase of 872** individuals, or **2.9%**, in the Yukon's population. *(See page 3 for more detail.)*

Yukon's Population,
December 2003 to December 2004

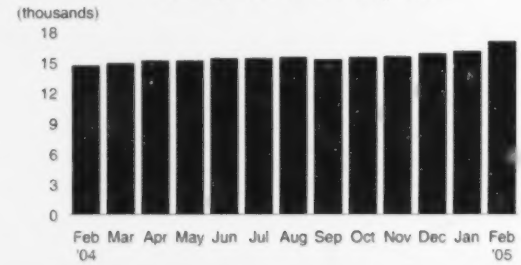


2. Employment

The number of people employed in the Yukon as of February 2005 was **16,100** (seasonally adjusted). This figure is an **increase of 1,500, or 16.3%**, from the February 2004 figure of **14,600**.

The seasonally adjusted unemployment rate in the Yukon as of February 2005 was **5.3%**. One year ago the rate was **6.4%**. The difference is a **decrease of 1.1** percentage points from February 2004 to February 2005. *(See page 4 for more detail and note regarding revisions.)*

Yukon's Employment,
February 2004 to February 2005



3. Inflation

The annual rate of inflation in Whitehorse (figures are not available for the Yukon) was **2.0%** as of January 2005. The annual *average* inflation rate in Whitehorse for 2004 was **1.0%**. *(See page 6 for more detail.)*

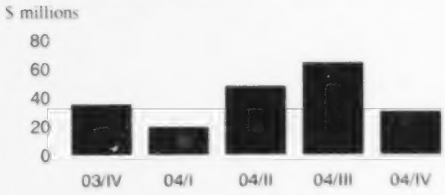
4. Rental Units

The median rent (half the rents are higher and half the rents are lower) in Whitehorse as of December 2004 was **$660**. This figure is an increase of $10 over September 2004. The vacancy rate for Whitehorse **decreased slightly from 7.0%** in September 2004 to **6.1%** in December 2004. *(See page 7 for more detail.)*

5. Real Estate

The total value of real estate transactions in the Yukon for the fourth quarter of 2004 (October, November, December) was **$29,273,700**. On an annual basis, the total value of real estate transactions for 2004 was **$157,476,700**. This is the **highest total annual value since the survey began in 1977**. *(See page 7 for more detail.)*

Yukon's Real Estate Transactions,
Fourth Quarter 2003 to Fourth Quarter 2004



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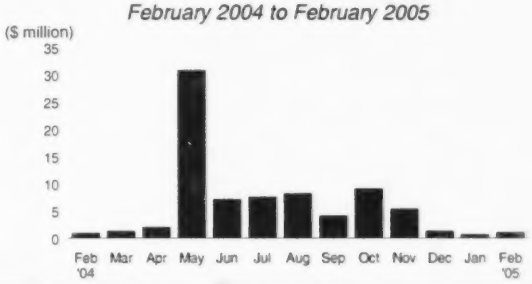
6. Construction

The value of building permits issued in the Yukon for February 2005 was **$980,000**. One year ago, in February 2004, the value was **$846,000**. The total annual value of building permits for 2004 was **$77,463,000**, compared to **$50,779,000** in 2003. The large spike in building permit values in May 2004 is due in large part to construction of the multiplex in Whitehorse. *(See page 8 for more detail.)*

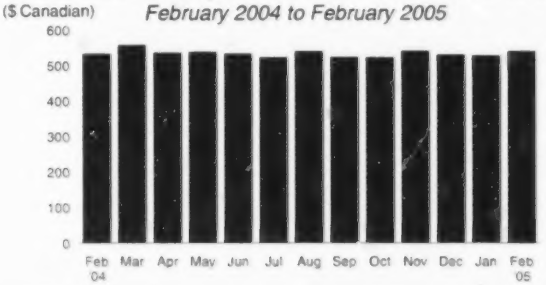
Yukon Building Permits,
February 2004 to February 2005



7. Resources

The commodity price in Canadian dollars for a troy ounce of gold was **$537.57** as of February 28th, 2005 on the London Exchange. One year ago the commodity price was **$530.48**. The difference is a **increase of $7.09**, or **1.3%**, in the commodity price of a troy ounce of gold. *(See page 9 for more detail.)*

The Commodity Price of an Ounce of Gold,
($ Canadian) *February 2004 to February 2005*

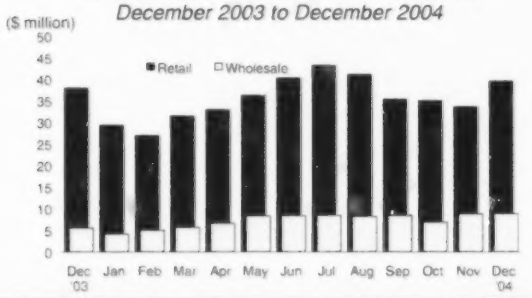


8. Retail & Wholesale Trade

The preliminary value of retail trade in the Yukon for December 2004 was **$39,546,000**. This figure is an **increase of $1,661,000**, or **4.4%**, from the value of retail trade one year ago in December 2003.

Comparing December 2003 with the preliminary value for December 2004, wholesale sales have **increased by $3,328,000**, or **60.0%**, from **$5,543,000** to **$8,871,000**. *(See page 10 for more detail)*

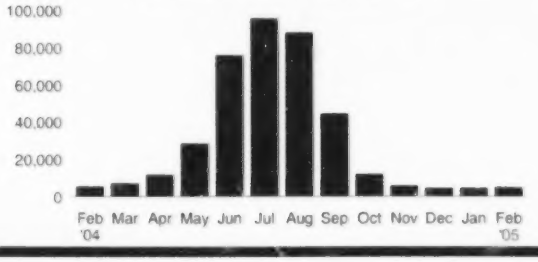
Monthly Retail and Wholesale Trade in the Yukon,
December 2003 to December 2004



9. Travellers

The number of travellers entering the Yukon by land at Canada Customs points of entry in February 2004 was **4,435**. This is an decrease of **472** travellers, or 9.6%, over the February 2003 total of **4,907**. The largest decrease in number of travellers was U.S. residents, a decrease of 213, or 5.8%. *(See page 11 for more detail.)*

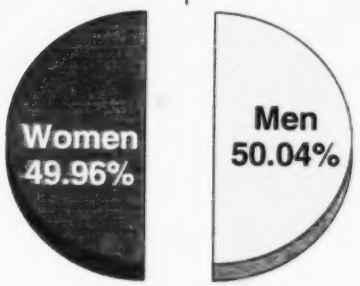
Travellers Entering the Yukon by Land Through Canada Customs Points of Entry,
February 2004 to February 2005



1. Population

1.1 Yukon population by age & sex

Dec. '04	Total	Male	Female
0-4	1,795	896	899
5-9	1,868	943	925
10-14	2,293	1,197	1,096
15-19	2,344	1,197	1,147
20-24	2,017	993	1,024
25-29	1,824	819	1,005
30-34	2,180	982	1,198
35-39	2,325	1,111	1,214
40-44	3,016	1,407	1,609
45-49	3,100	1,540	1,560
50-54	2,757	1,443	1,314
55-59	2,126	1,138	988
60-64	1,331	778	553
65+	2,151	1,132	1,019
Total	31,127	15,576	15,551



Source: Yukon Health & Social Services and Bureau of Statistics.

1.2 Yukon population by community

	Dec 2004	June 2004	Dec 2003
Beaver Creek	125	109	109
Burwash Landing	80	78	75
Carcross	442	419	414
Carmacks	392	391	409
Dawson City	1,811	1,800	1,788
Destruction Bay	56	56	57
Faro	363	360	345
Haines Junction	789	772	790
Marsh Lake*	326	302	279
Mayo	386	388	395
Old Crow	264	263	265
Pelly Crossing	279	269	285
Ross River	345	327	344
Tagish	184	183	186
Teslin	419	411	417
Watson Lake	1,547	1,553	1,551
Whitehorse	23,205	22,673	22,425
Other*	114	115	121
Yukon	31,127	30,469	30,255

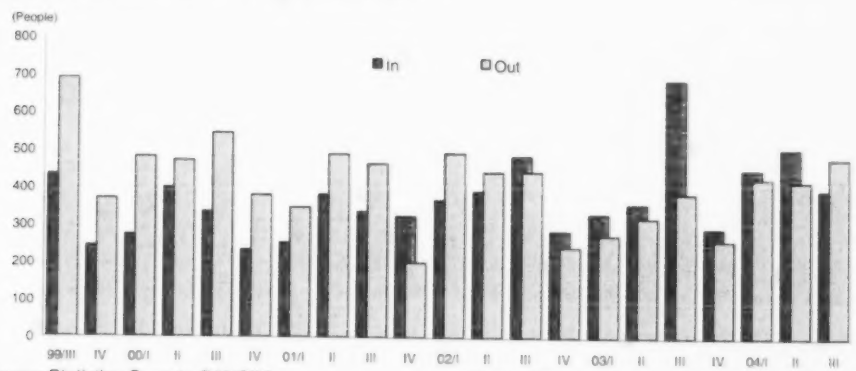
Source: Yukon Health & Social Services and Bureau of Statistics.
**Note*: Please see table footnotes on page 12.

1.3 Yukon births & deaths

		Births	Deaths
2004			
December	(p)	35	9
November	(p)	30	13
October	(r)	28	13
September		27	15
August		38	8
July		23	11
June		40	14
May		35	13
April		35	18
March		31	13
February		29	13
January		30	18
2003			
December		34	16

Source: Yukon Department of Health & Social Services.

1.4 Yukon migration estimates*



Source: Statistics Canada CANSIM.
**Note*: Please see table footnotes on page 12.

■ **1.1** The December 2004 population of the Yukon was 31,127. Of the 31,127 people residing in the Yukon, 49.96% were females and 50.04% were males. Persons under the age of 15 accounted for 19.1% of the population and 6.9% of the population was aged 65 or over.

■ **1.2** In December of 2004, 74.5% of the Yukon's population lived in the City of Whitehorse. Between December 2003 and December 2004, the largest percentage decrease was in the community of Carmacks, which decreased by 17 people or 4.2%. Nine Yukon communities showed increases in population from December 2003 to December 2004.

■ **1.3** In December 2004, preliminary estimates show one more birth (35) and seven less deaths (9) than December 2003.

■ **1.4** Migration statistics for the Yukon show that for the third quarter of 2004 the number of in-migrants was 394 compared to out-migrants of 478. For the third quarter of 2004 the Yukon experienced a net loss of 84 people.

2. Employment*

*Note: Please see table footnotes on page 12.

NOTE: *Several important changes to th Labour Force Survey (LFS) have now been introduced. They affected data all the way back to 1992. Note that these changes* ***did not*** *involve modifications to the questionnaire or content of the survey.*
All estimates have been adjusted to reflect population counts based on the 2001 Census.

■ **2.1** Comparing February 2005 with February 2004, the labour force has increased 9.0% from 15,600 to 17,000, an increase of 1,400.

■ **2.2** In the month of February 2005, the Yukon's rate of unemployment (5.3%) was 1.7 percentage points **lower** than the rate for Canada (7.0%). In February 2004, Yukon's unemployment rate was 0.9 percentage points **lower** than the rate for Canada.

■ **2.3** Comparing preliminary figures for December 2004 with the figures for December 2003, the following changes in government employment in the Yukon have occurred:

- Total government increased by 169, or 3.4%.
- Federal government employment decreased by 18, or 3.2%.
- Territorial general government employment increased by 187, or 5.1%.
- Municipal employment decreased by 8, or 1.7%.

■ 2.1 Yukon labour force statistics (Seasonally adjusted)

	Labour Force	Employed	Unemployed	Unemployment Rate
2005				
February	17,000	16,100	900	5.3%
January	16,800	16,000	900	5.4%
2004				
December	16,600	15,800	800	4.8%
November	16,300	15,500	800	4.9%
October	16,200	15,400	800	4.9%
September	16,100	15,200	900	5.6%
August	16,300	15,400	900	5.5%
July	16,300	15,300	1,000	6.1%
June	16,300	15,300	1,000	6.1%
May	16,100	15,100	1,000	6.2%
April	16,100	15,100	1,000	6.2%
March	15,800	14,800	1,000	6.3%
February	15,600	14,600	1,000	6.4%

Source: Statistics Canada.

■ 2.2 Canadian unemployment rates (Seasonally adjusted)

	Yukon	Canada	Nfld. & Lbdr.	PEI	NS	NB	Que.	Ont.	Man.	Sask.	Alta.	BC
	(%)											
2005												
February	5.3	7.0	15.2	10.2	9.8	9.4	8.0	6.8	5.0	4.9	4.2	7.0
January	5.4	7.0	14.4	10.5	8.7	9.7	8.4	6.7	5.1	4.9	4.4	6.5
2004												
December	4.8	7.0	14.4	10.4	8.9	9.4	8.6	6.8	5.0	5.3	4.4	6.2
November	4.9	7.2	15.9	10.4	8.8	9.8	8.9	6.8	5.1	5.1	4.6	6.5
October	4.9	7.1	15.4	11.3	8.6	9.9	8.5	6.6	5.4	4.8	4.7	6.8
September	5.6	7.0	15.8	11.1	8.6	9.7	8.4	6.5	5.7	5.7	4.7	6.7
August	5.5	7.1	15.7	11.1	8.8	10.1	8.0	6.8	5.7	5.1	4.5	7.4
July	6.1	7.1	14.5	11.3	8.4	9.9	8.4	6.7	5.6	5.2	4.6	7.0
June	6.1	7.2	15.7	11.3	8.8	9.8	8.2	6.9	5.6	5.2	4.5	7.3
May	6.2	7.1	15.9	12.1	8.9	9.8	8.1	6.9	5.3	4.9	4.3	7.5
April	6.2	7.2	16.2	11.9	8.9	9.8	8.4	6.8	5.2	5.4	4.3	7.5
March	6.3	7.3	15.6	11.6	9.0	9.6	8.4	6.9	5.0	5.9	4.7	7.7
February	6.4	7.3	15.9	11.7	9.0	9.2	8.8	6.6	4.8	5.6	5.1	7.8

Source: Statistics Canada.

■ 2.3 Government employment in the Yukon*

		Total	Federal General	Territorial General	Territorial Health & Social Services	Municipal
2004						
December	(p)	5,190	544	3,856	340	450
November	(p)	5,176	553	3,856	334	433
October	(p)	5,259	565	3,909	339	446
September	(r)	5,368	588	3,992	340	448
August	(r)	4,832	643	3,346	342	501
July		4,945	670	3,417	347	511
June		5,472	656	3,959	345	512
May		5,244	612	3,862	322	449
April		5,042	578	3,731	328	404
March		5,068	571	3,721	326	450
February		5,217	581	3,896	326	414
January		4,911	570	3,610	323	408
2003						
December		5,021	562	3,669	332	458

Source: Statistics Canada CANSIM
Note: Please see table footnotes on page 12

2.4 Average weekly earnings, including overtime

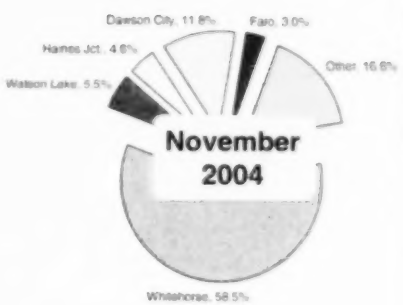
		Yukon Average	Goods producing	Const.	Service producing	Trade	Public Admin.	Transp. & Ware-housing	Accom. & Food Services
		($)							
2004									
December	(p)	777.81	956.37	867.02	764.27	580.99	914.25	802.53	463.18
November	(r)	807.00	952.11	836.61	794.49	858.25	980.46	862.42	481.60
October		804.68	995.44	852.86	784.51	574.28	994.34	863.24	455.35
September		808.16	1,025.84	876.19	783.75	583.01	972.84	843.38	456.16
August		805.35	1,013.27	848.13	780.32	578.67	980.59	876.06	452.27
July		781.79	964.64	821.81	760.29	568.46	975.35	853.87	421.96
June		767.79	933.03	819.11	750.70	574.42	950.95	812.18	412.79
May		768.11	925.32	776.75	753.83	574.76	940.34	848.36	405.35
April		789.13	893.53	767.13	781.48	563.94	990.27	810.66	427.83
March		783.94	885.17	812.38	777.38	573.41	955.42	795.19	435.61
February		789.13	834.04	740.82	786.50	565.86	982.08	782.53	413.85
January		766.87	752.13	722.07	767.75	558.61	961.11	744.67	398.98
2003									
December		756.44	842.85	855.60	750.84	538.86	943.27	756.54	407.10

Source: Statistics Canada CANSIM.

2.5 Community Employment Insurance claims

	November 2004	October 2004	October to November % change
Beaver Creek	12	13	-7.7%
Burwash Landing	x	x	x
Carcross	50	50	0.0%
Carmacks	48	49	-2.0%
Dawson City	251	248	1.2%
Faro	63	60	5.0%
Haines Junction	98	101	-3.0%
Mayo	43	41	4.9%
Old Crow	x	11	x
Pelly Crossing	39	38	2.6%
Ross River	31	31	0.0%
Tagish	20	19	5.3%
Teslin	53	53	0.0%
Watson Lake	119	115	2.6%
Whitehorse	1,248	1,198	4.2%
Yukon*	2,133	2,080	2.5%

Community EI claims as a percentage of all Yukon claims



Source: Human Resources Development Canada
x = suppressed for confidentiality **Note:* Please see table footnotes on page 12.

2.6 Employment insurance beneficiaries, by type of benefit, unadjusted

		Total Beneficiaries*	Regular Beneficiaries	Sickness	Maternity	Parental	Training
2004							
December	(p)	1,490	1,140	50	60	140	100
November		1,310	980	40	60	130	90
October	(r)	1,100	780	40	60	130	80
September		840	560	40	70	120	50
August		780	540	40	60	130	0
July		820	570	40	70	130	0
June		880	630	40	60	130	20
May		1,170	890	40	60	130	40
April		1,540	1,210	40	60	120	100
March		1,610	1,260	50	50	120	120
February		1,670	1,320	50	50	120	130
January		1,680	1,350	40	50	120	120
2003							
December		1,500	1,190	50	50	110	80

Source: Statistics Canada CANSIM. ** Note:* Please see table footnotes on page 12.

■ **2.4** Comparing preliminary figures for December 2004 with December 2003, the following changes in average weekly earnings can be seen:

- Average weekly wages for the Yukon increased $21.37, or 2.8%.
- Goods-producing industry wages increased $113.52, or 13.5%.
- Construction industry wages increased $11.42, or 1.3%.
- Service-producing industry wages increased $13.43, or 1.8%.
- Trade industry wages increased $42.13, or 7.8%.
- Public administration wages decreased $29.02, or 3.1%.
- Transportation and warehousing wages increased $45.99, or 6.1%.
- Accommodation & food services wages increased $56.08, or 13.8%.

■ **2.5** Employment Insurance claims in the Yukon increased 2.5% from October to November 2004. In Whitehorse, EI claims increased by 4.2%.

■ **2.6** Looking at the different types of employment insurance benefits and comparing December 2004 with December 2003, the following changes are apparent:

- Total beneficiaries decreased 10, or 0.7%.
- Regular beneficiaries decreased 50, or 4.2%.
- Sickness beneficiaries remained the same.
- Maternity beneficiaries increased 10, or 20.0%.
- Parental beneficiaries increased 30, or 27.3%.
- Training beneficiaries increased 20, or 25.0%.

3. Consumer Prices

■ **3.1** The Consumer Price Index measures changes in prices, or what is usually referred to as inflation. Table 3.1 shows that as of Janaury 2005, the annual rate of inflation in Whitehorse was 2.0% (This is the same as the national rate). A year ago, in Janaury 2004, the rate of inflation in Whitehorse was -0.7%.
(The annual average inflation rate in Whitehorse for 2004 was 1.0%.)

■ 3.1 Consumer price index* (1992 = 100)

All-Items	Whitehorse		Canada	
Index	Index	Change from last year	Index	Change from last year
2005				
January	121.3	2.0%	125.3	2.0%
2004				
December	122.3	2.9%	125.4	2.1%
November	123.1	3.6%	125.7	2.4%
October	121.8	1.8%	125.2	2.3%
September	121.6	1.2%	124.9	1.8%
August	121.3	0.7%	124.8	1.9%
July	121.8	1.2%	125.0	2.3%
June	121.8	1.6%	125.1	2.5%
May	121.5	1.4%	125.0	2.5%
April	120.2	-0.1%	123.9	1.6%
March	119.9	-0.7%	123.6	0.7%
February	119.3	-1.1%	123.2	0.7%
January	118.9	-0.7%	122.9	1.2%

Source: Statistics Canada CANSIM.
**Note*: Please see table footnotes on page 12.

■ **3.2** According to the Consumer Price Index, overall food prices in Whitehorse in Janaury 2005 decreased 1.3% compared with the previous month. Comparing Janaury 2005 to Janaury 2004, overall food prices increased 4.1%. During the same time period, there were no decreases noted , but meat had the largest increase (7.1%) followed by fresh fruit (6.6)%.

■ 3.2 Food price index, Whitehorse (1992 = 100)

	January 2005	December 2004	% change Dec. '04 to Jan. '05	Janaury 2004	% change January '04 to Janaury '05
ALL ITEMS	**121.3**	**122.3**	**-0.8%**	**118.9**	**2.0%**
Food	**122.9**	**124.5**	**-1.3%**	**118.1**	**4.1%**
Food Purchased from stores	116.2	118.5	**-1.9%**	112.5	**3.3%**
Meat	127.4	130.0	**-2.0%**	119.0	**7.1%**
Dairy products	121.4	122.7	**-1.1%**	118.3	**2.6%**
Bakery and other cereal products	114.3	117.3	**-2.6%**	113.8	**0.4%**
Fresh fruit	119.8	125.4	**-4.5%**	112.4	**6.6%**
Fresh vegetables	117.8	129.1	**-8.8%**	112.8	**4.4%**
Food purchased from restaurants	140.2	140.0	**0.1%**	132.6	**5.7%**

Source: Statistics Canada CANSIM.

■ **3.3** The Community Spatial Price Index compares prices in Whitehorse to prices in other Yukon communities. In October 2004, prices in Teslin were the closest to Whitehorse prices, Teslin being 6.9% higher. The highest prices of the communities surveyed were found in Dawson City (19.6% higher than Whitehorse).

■ 3.3 Community spatial price index, October 2004 (Whitehorse = 100)

	Carmacks	Dawson City	Faro	Haines Junction	Mayo	Teslin	Watson Lake
Total Survey Items	**110.4**	**119.6**	**110.7**	**107.3**	**114.2**	**106.9**	..
Meat	104.9	99.9	93.2	93.5	100.0	92.3	..
Dairy/Eggs	115.5	107.5	114.3	106.5	122.9	102.6	..
Fruit/Veg.	106.6	124.9	108.6	127.7	140.2	120.4	..
Bread/Cereal	122.3	143.1	105.9	109.4	112.3	113.6	..
Other Foods	121.3	130.4	127.7	115.3	113.9	112.4	..
Household Operations	100.2	126.5	115.0	100.5	112.1	102.8	..
Health & Personal Care	..	162.2	137.6	..	..	..	..
Gasoline	102.3	107.5	106.4	102.0	108.6	99.3	..
Cigarettes	113.2	107.7	102.9	100.7	102.4	105.5	..

Source: Yukon Bureau of Statistics; ".." = insufficient data for reliable estimates.

4. Rental Units

4.1 Median rent*

	Whitehorse Total	Whitehorse: Downtown	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					($)			
2004								
December	660	650	675	695	625	675	530	575
September	650	650	600	695	625	675	505	575
June	650	650	600	695	625	675	505	575
March	650	650	600	693	625	675	505	575
2003								
December	650	650	600	693	625	675	505	575

Source: Yukon Bureau of Statistics.
**Note*: Please see table footnotes on page 12.

4.2 Vacancy rate*

	Whitehorse Total	Whitehorse: Downtown	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					(%)			
2004								
December	6.1	5.1	15.0	3.8	8.7	6.8	6.0	37.1
September	7.0	6.8	10.0	3.8	4.3	7.8	8.0	14.3
June	4.1	4.0	5.0	2.5	8.7	4.3	4.0	25.7
March	4.0	3.4	5.0	6.3	13.0	3.4	4.0	31.4
2003								
December	5.6	5.7	0.0	11.4	4.3	5.2	0.0	40.0

Source: Yukon Bureau of Statistics.
**Note*: Please see table footnotes on page 12.

- **4.1** Comparing December 2004 to December 2003, median rents have changed in the following ways:
  - The overall median rent in Whitehorse increased $10 from $650 to $660.
  - Downtown, Porter Creek and Riverdale median rents were unchanged.
  - In Granger the median rent increased $75, or 12.5%.
  - In Takhini the median rent rose $25 or 5.0%.
  - In Watson Lake the median rent also remained unchanged.
- **4.2** The overall Whitehorse vacancy rate in December 2004 increased 0.5 percentage points from December 2003 and decreased 0.9 percentage points from September 2004.

5. Real Estate*

5.1 Value of real estate transactions

	Yukon	Whitehorse	Other
	($000)		
2004			
4th Quarter	29,273.7	25,671.3	3,602.4
3rd Quarter	63,020.6	53,105.8	9,914.8
2nd Quarter	46,700.9	37,532.5	9,168.5
1st Quarter	18,481.5	14,647.3	3,834.3
2003			
4th Quarter	33,907.7	27,113.8	6,793.8

Source: Yukon Bureau of Statistics.
**Note*: Please see table footnotes on page 12.

5.2 Number & value of real estate transactions in Whitehorse

	Total	Single Houses	Family Lots	Mobile Homes	Condos	Duplexes	Multiple Residential	Commercial/ Industrial
Value of Real Estate Transactions ($000)								
2004								
4th Quarter	25,671.3	16,790.0	342.8	2,299.0	406.2	2,460.8	..	3,372.5
3rd Quarter	53,105.8	32,500.6	767.5	3,957.7	2,838.8	2,285.2	606.0	10,149.8
2nd Quarter	37,532.5	21,935.8	1,304.0	2,291.7	1,425.5	4,238.6	..	6,337.1
1st Quarter	14,647.3	9,876.7	134.4	867.3	209.5	776.2	..	2,783.2
2003								
4th Quarter	27,113.8	18,113.3	250.0	1,753.1	264.6	3,198.5	1,990.0	1,544.4
Number of Real Estate Transactions (no.)								
2004								
4th Quarter	146	89	6	20	3	19	..	9
3rd Quarter	283	173	15	35	21	17	4	18
2nd Quarter	227	121	24	20	13	33	..	16
1st Quarter	86	56	3	8	2	6	..	11
2003								
4th Quarter	170	106	4	16	3	29	4	8

Source: Yukon Bureau of Statistics.

- **5.1** Comparing fourth quarter 2004 figures with fourth quarter 2003, real estate transactions have:
  - decreased 13.7%, or $4,634,000, in the Yukon;
  - decreased 5.3%, or $1,442,500, in Whitehorse;
  - decreased 47.0%, or $3,191,400, in the areas outside of Whitehorse.
- **5.2** The average selling price for a single house in Whitehorse increased by 10.4%, or $17,800, from the fourth quarter of 2003($170,900) to the fourth quarter of 2004 ($188,700).

**Note: Please see table footnotes on page 12.*

6. Construction

■ **6.1** For the Yukon, the total value of building permits issued in February 2005 ($980,000) was $134,000, or 15.8% above the February 2004 figure of $846,000.

***Note**: In addition to new dwelling units, residential permits issued include renovations, garages and additions. Total permits does not include plumbing or stove permits issued.*

■ **6.2** Comparing residential permits issued in February 2005 with February 2004 the following changes have occurred in the Yukon:

- The number of permits issued for new dwelling units decreased from 2 to 1.
- Other residential permits issued *(renovations, garages and additions) increased from 37 to 63.

■ **6.3** For Whitehorse, the total value of building permits issued in February 2005 ($584,000) was $193,000, or 24.8% below the February 2004 figure of $777,000.

Note: Residential permits include 1 new single family residence plus 1 existing conversion to duplex. Commercial permits include Tim Horton's renovation.

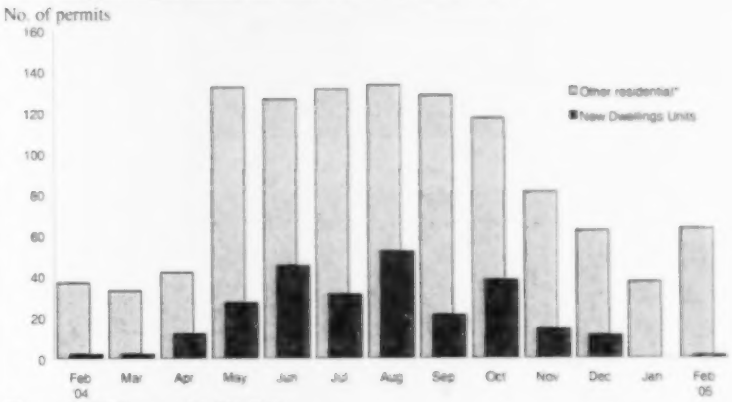
Total permits does not include plumbing or wood stove permits issued.

■ 6.1 Yukon building permits, number and value*

	Total		Residential		Industrial		Government/ Institutional		Commercial	
	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)
2005										
February	73	980	64	486	3	219	-	-	6	275
January	45	588	37	346	1	106	1	30	6	106
2004										
December	80	1,229	73	1,119	1	5	2	13	4	92
November	116	5,314	95	2,233	2	2	7	585	12	2,493
October	174	9,050	155	5,190	-	-	8	256	11	3,604
September	164	4,041	149	3,506	-	-	7	69	8	467
August	204	8,084	185	6,216	2	68	7	781	10	1,019
July	186	7,482	162	5,861	3	354	14	720	7	547
June	193	7,023	171	6,184	3	200	3	310	16	330
May	185	30,743	159	4,416	5	549	8	25,214	13	564
April	63	1,887	54	1,725	2	9	1	90	6	63
March	48	1,206	35	319	2	332	5	492	6	64
February	46	846	39	220	-	-	-	-	7	626

Source: YTG Community Services.
**Note*: Please see table footnotes on page 12.

■ 6.2 Yukon residential building permits



Source: YTG Community Services.

■ 6.3 Whitehorse building permits, number and value*

	Total		Residential		Multi-Residential		Industrial		Government/ Institutional		Commercial	
	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)	(no.)	($000)
2005												
February	52	584	45	329	-	-	2	0	-	-	5	255
January	25	306	18	65	-	-	1	106	1	30	5	105
2004												
December	57	890	56	798	-	-	-	-	-	-	3	92
November	85	4,284	73	1,823	-	-	2	2	1	20	9	2,438
October	117	6,010	110	4,106	-	-	-	-	1	2	6	1,902
September	117	2,866	108	2,457	-	-	-	-	4	50	5	360
August	136	5,441	124	3,798	1	8	1	18	5	756	5	862
July	129	4,753	123	4,250	1	0	2	269	-	-	3	234
June	120	4,347	105	3,269	2	708	3	200	-	-	10	171
May	127	30,494	114	3,533	1	1,150	3	428	6	25,156	3	227
April	49	1,492	41	1,331	-	-	2	9	1	90	5	62
March	33	1,108	25	258	1	19	2	332	3	484	2	15
February	36	777	31	167	-	-	-	-	-	-	5	610

Source: City of Whitehorse.
**Note*: Please see table footnotes on page 12.

7. Resources

7.1 London metal commodity prices*

	Gold		Silver		Lead		Zinc		Copper	
	Can. $	U.S. $	Can. $	U.S. $	Can. $	U.S. $	Can. $	U.S. $	Can. $	U.S. $
	($/troy oz)				($/kg)					
2005										
February	537.57	436.55	9.05	7.35	1.2068	0.9800	1.7055	1.3850	4.1929	3.4050
January	524.66	423.80	8.32	6.72	1.2504	1.0100	1.6131	1.3030	4.0551	3.2755
2004										
December	527.18	438.00	8.20	6.82	1.2710	1.0560	1.5286	1.2700	3.9472	3.2795
November	538.06	452.00	9.24	7.76	1.1797	0.9910	1.3856	1.1640	3.8831	3.2620
October	520.26	426.20	8.74	7.16	1.0968	0.8985	1.2463	1.0210	3.6023	2.9510
September	521.17	412.35	8.43	6.67	1.2184	0.9640	1.3637	1.0790	3.9686	3.1400
August	537.35	408.10	8.87	6.74	1.2133	0.9215	1.2640	0.9600	3.7486	2.8470
July	520.25	391.40	8.53	6.42	1.3810	1.0390	1.3545	1.0190	3.8547	2.9000
June	530.53	395.80	7.92	5.91	1.1635	0.8680	1.2962	0.9670	3.5715	2.6645
May	536.16	393.25	8.41	6.17	1.2352	0.9060	1.4956	1.0970	3.8591	2.8305
April	532.52	388.50	8.16	5.95	1.0075	0.7350	1.4098	1.0285	3.7722	2.7520
March	555.26	423.70	10.25	7.83	1.0864	0.8290	1.4239	1.0865	4.0200	3.0675
February	530.48	395.85	8.82	6.58	1.2664	0.9450	1.5136	1.1295	4.0029	2.9870

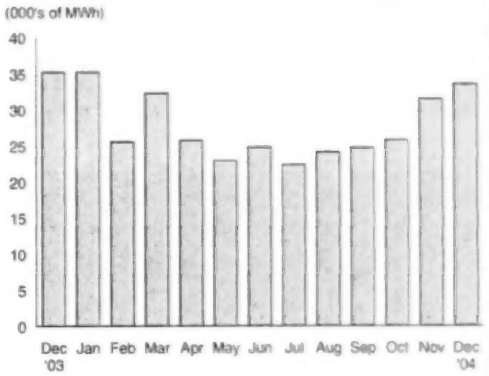
Source: London Bullion Market Association and London Metal Exchange.
**Note:* Please see table footnotes on page 12.

7.2 Electricity generated, Yukon

	Total	Hydro	Internal Combustion
	(MWh)		
2004			
December	33,541	31,289	2,252
November	31,476	29,482	1,994
October	25,796	23,810	1,986
September	24,678	22,697	1,981
August	24,135	22,402	1,733
July	22,377	20,057	2,320
June	24,780	22,992	1,788
May	22,943	21,392	1,551
April	25,740	23,948	1,792
March	32,324	30,442	1,882
February	25,575	23,371	2,204
January	35,236	33,029	2,207
2003			
December	35,228	32,591	2,637

Source: Statistics Canada CANSIM

7.3 Electricity generated, Yukon



7.4 Petroleum product domestic sales, Yukon

	Total*	Aviation Gasoline*	Motor Gasoline	Aviation Turbo Fuel	Stove Oil Kerosene	Diesel Fuel Oil	Light Fuel Oil	Lube Oils & Greases
	(cubic metres)							
2004								
November	9,315	13	2,134	547	1,369	3,816	1,408	25
October	10,214	36	2,580	565	1,191	4,625	1,192	23
September	12,331	110	3,146	792	1,437	5,742	1,074	28
August	13,728	190	3,715	959	205	6,859	1,749	49
July	14,488	326	4,406	1,599	111	6,384	1,619	42
June	12,237	285	3,895	1,136	119	5,067	1,692	43
May	9,507	94	3,283	567	256	4,192	1,085	30
April	10,626	41	3,407	739	656	4,248	1,505	28
March	11,348	29	3,022	898	1,465	3,896	2,027	11
February	11,423	19	2,567	682	1,729	4,115	2,279	29
January	12,900	10	3,147	403	2,329	3,877	3,113	21
2003								
December	10,998	11	2,708	510	1,991	3,322	2,428	28
November	10,272	16	3,064	387	1,303	3,696	1,773	30

Source: Statistics Canada CANSIM
**Note*: Please see table footnotes on page 12.

- **7.1** From February 2004 to February 2005 the metal commodity prices (in Canadian funds) have changed as follows:
  - Gold increased $7.09 per troy ounce, or 1.3%.
  - Silver increased $0.23 per troy ounce, or 2.6%.
  - Lead decreased 6 cents per kilogram, or 4.7%.
  - Zinc increased 19 cents per kilogram, or 12.7%.
  - Copper increased $0.19 per kilogram, or 4.7%.

- **7.2 & 7.3** Comparing December 2004 with December 2003, electricity generated in the Yukon has decreased from 35,228 MWh in December 2003 to 33,541 MWh in December 2004. This represents a decrease of 1,687 MWh, or 4.8%.

- **7.4** Comparing figures for petroleum sales (m^3) in November 2004 with sales figures for November 2003, the following changes have occurred:
  - Total petroleum product sales decreased 9.3%.
  - Aviation gasoline sales decreased 18.8% (Aviation turbo fuel sales increased 41.3%).
  - Motor gasoline sales were down 30.4%.
  - Diesel fuel oil sales increased 3.2%.
  - Light fuel oil sales decreased 20.6%.

8. Trade

■ **8.1** The preliminary value of retail trade for December 2004 was $39,546,000. In December 2003, the value was $37,885,000. Comparing December 2004 with December 2003, retail sales have increased by $1,661,000, or 4.4%.

■ **8.2** Comparing preliminary figures for December 2004 with December 2003, wholesale sales increased by $3,328,000, or 60.0%.

**see notes 8.1 & 8.2 on page 12 concerning changes to retail and wholesale trade reporting.*

■ **8.4** Over the past year (Feb. '04 to Feb. '05), interest rates have changed as follows:

- The bank rate has remained the same at 2.75%
- The prime business rate has remained the same at 4.25%.
- The conventional mortgage rate (5-year) has increased 0.25 percentage points to 6.05%.

■ **8.5 & 8.6** Total restaurant receipts for December 2004 were $2,888,600. This was up $265,500 compared to the December 2003 figure of $2,623,100.

On annual basis, in 2004 total restaurant receipts totalled $35,711,900. This was up $6,330,700, or 21.5%, compared with the 2003 annual figure of $29,381,200.

**Note: Please see table footnotes on page 12 regarding changes to the survey.*

■ 8.1 Retail sales, Yukon*

		Total Sales ($000)	Month-to-Month Change (%)
2004			
December	(p)	39,546	17.7
November	(r)	33,586	-4.0
October		34,992	-1.0
September		35,328	-13.8
August		40,995	-5.0
July		43,159	7.2
June		40,259	11.0
May		36,270	10.3
April		32,879	4.6
March		31,447	16.8
February		26,923	-8.0
January		29,268	-22.7
2003			
December		37,885	19.4

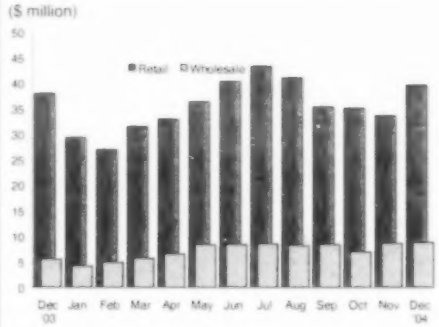
Source: Statistics Canada CANSIM.

■ 8.2 Wholesale sales, Yukon*

		Total Sales ($000)	Month-to-Month Change (%)
2004			
December	(p)	8,871	0.3
November	(r)	8,848	28.0
October		6,910	-17.8
September		8,402	2.6
August		8,190	-3.8
July		8,512	1.6
June		8,377	0.5
May		8,337	27.3
April		6,548	15.4
March		5,673	14.5
February		4,955	19.0
January		4,164	-24.9
2003			
December		5,543	-8.0

Source: Statistics Canada CANSIM.

■ 8.3 Retail & wholesale, Yukon



■ 8.4 Selected interest rates

	Bank Rate*	Prime Business	5-year Mortgage
	(%)		
2005			
February	2.75	4.25	6.05
January	2.75	4.25	6.05
2004			
December	2.75	4.25	6.05
November	2.75	4.25	6.30
October	2.75	4.25	6.40
September	2.50	4.00	6.30
August	2.25	3.75	6.30
July	2.25	3.75	6.55
June	2.25	3.75	6.70
May	2.25	3.75	6.50
April	2.25	3.75	6.15
March	2.50	4.00	5.70
February	2.75	4.25	5.80

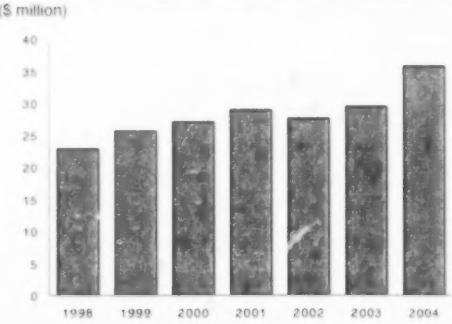
Source: Statistics Canada CANSIM.
**Note*: Please see table footnotes on page 12.

■ 8.5 Restaurant, caterer and tavern receipts*, Yukon

	Total Restaurant Receipts ($000)	% change from same month last year
2004		
December	2,888.6	10.1%
November	3,371.4	33.4%
October	3,644.1	34.7%
September	3,764.1	20.9%
August	3,487.2	12.0%
July	3,563.0	15.7%
June	3,274.7	18.4%
May	2,646.1	19.8%
April	2,391.1	24.8%
March	2,379.7	24.4%
February	2,203.4	25.7%
January	2,098.5	26.0%
2003		
December	2,623.1	25.7%

Source: Statistics Canada CANSIM.
**Note*: Please see table footnotes on page 12.

■ 8.6 Total restaurant, caterer and tavern receipts, Yukon*



9. Transportation

■ 9.1 Travellers entering Yukon by land through Canada Customs*

	Total	Yukon Residents	Other Canadians	US Residents	Other Foreign Travellers
2005					
February	4,435	767	148	3,473	47
January	4,012	790	64	3,089	69
2004	**377,779**	**37,154**	**31,202**	**283,316**	**26,107**
December	3,973	692	65	3,196	20
November	5,369	999	151	4,190	29
October	11,583	2,842	660	7,950	131
September	44,034	3,260	2,681	33,833	4,260
August	87,477	6,827	7,089	66,992	6,569
July	94,970	6,020	10,136	72,095	6,719
June	75,366	5,422	7,430	56,436	6,078
May	27,925	4,462	1,502	20,006	1,955
April	11,263	3,756	809	6,560	138
March	6,737	1,369	270	5,032	66
February	4,907	768	339	3,686	114

Source: Bureau of Statistics.
**Note*: Please see table footnotes on page 12.

■ 9.2 Aircraft movements, Yukon communities

	Beaver Creek	Burwash Landing	Dawson City	Faro	Mayo	Old Crow	Teslin	Watson Lake	Whitehorse
	(no.)								
2004									
September	55	79	632	185	297	199	10	599	1,678
August	117	80	1,096	103	406	133	39	809	2,688
July*	167	121	1,937	158	645	190	43	1,918	3,034
June*	126	77	1,028	70	298	163	85	1,053	2,558
May	18	44	390	18	114	100	33	440	3,183
April	39	15	217	6	37	164	18	181	2,737
March	64	2	183	10	59	101	20	134	2,278
February	6	4	229	11	39	129	18	191	2,042
January	6	.	114	2	60	51	5	87	615
2003									
December	25	8	188	5	16	125	16	124	778
November	15	25	254	12	8	59	26	187	845
October	20	83	236	37	83	78	47	342	1,795
September	45	68	405	121	290	191	116	588	1,803

Source: Statistics Canada, Aviation Statistics Centre.

*Note: The large increase in some communities for June and July 2004, can be attributed in large part to fire-fighting operations.

■ **9.1** The number of visitors entering the Yukon by land in 2004 was 377,779 compared with 365,952 in 2003. This represents an increase of 11,827 people, or 3.2%, in 2004 over 2003.

Comparing February 2004 with February 2003, the following changes occurred:

- The total number of travellers was down by 472, or 9.6%.
- Yukon resident travellers decreased by 1, or 0.1%.
- Other Canadian travellers decreased by 191, or 56.3%.
- U.S. travellers decreased by 213, or 5.8%.
- Other foreign travellers decreased by 67, or 58.8%.

■ **9.2** Comparing September 2003 with September 2004, the number of aircraft movements in Yukon communities has changed as follows:

- The number of aircraft into and out of Whitehorse decreased by 125, or 6.9%.
- In Dawson City, travel by aircraft increased by 227 flights, or 56.0%.
- In Watson Lake, travel by aircraft was up by 11 flights, or 1.9%
- In Mayo, aircraft travel increased by 7 flights, or 2.4%.

Footnotes

1. Population

1.2 'Other' includes communities such as Champagne, Elsa, Jake's Corner, Johnson's Crossing, Keno City, Stewart Crossing, Swift River & Upper Liard. Increases in Marsh Lake population figures are attributable in part to the changing of postal addressses from Whitehorse to Marsh Lake.
1.4 Migration estimates are based on both migrants into and out of the Yukon, internationally as well as interprovincial movement according to the Child Tax Benefit files.

2. Employment

2.1 All Yukon figures from the Labour Force Survey are three-month moving averages based on 83% coverage.
2.1 Yukon figures are rounded to the nearest hundred; because of this, figures may not sum to totals.
2.3 Territorial general government employment includes employees of all Yukon Government departments, as well as employees of the Yukon Workers' Compensation Health & Safety Board, etc. Territorial Health & Social Services includes employees at Whitehorse General Hospital, Alexander MacDonald Lodge, Children's Receiving Home and Assessment, Detoxification Centre, group homes, Norman D. Macaulay Lodge, Northern Network of Services and the Thomson Centre. Yukon Liquor Corp. and Yukon Development Corp./Yukon Energy Corp. are considered to be business enterprises and therefore employment figures are not included.
2.4 Yukon figures are for all employees, including overtime. Unclassified employees are excluded. As of June 2001, NAICS (North American Industrial Classification System) is used in lieu of the previous SIC (Standard Industrial Classification). Other NAICS categories are available by contacting YBS.
2.5 Yukon total includes some communities not listed. Claimants whose applications are pending are included.
2.6 The number of beneficiaries receiving total income benefits includes other types of benefits than those displayed, but excludes employment insurance claimants receiving employment and support measures benefits.

3. Consumer Prices

3.1 The Consumer Price Index (CPI) measures price changes over time but should not be used to compare costs between provinces and cities.

4. Rental Units

4.1 & 4.2 The Yukon Rental Survey covers all buildings with four or more units. Rentals with less than four units (such as houses, suites and duplexes) are excluded from the survey.

5. Real Estate

5.1 & 5.2 Rounded data may not sum to totals.

6. Construction

6.1 Rounded data may not sum to totals. Permits issued in the communities are totalled on a calendar month.
6.3 Special permits or permits for demolitions may have dollar values of zero. Whitehorse permits are reported for a thirty-day period from the sixteenth of one month to the fifteenth of the following month for which the totals are reported.

7. Resources

7.1 Prices of lead, zinc and copper are London Metal Exchange "cash seller and settlement" prices. Prices of gold and silver are a.m. fix prices. Canadian prices are based on the conversion of US prices using the 'average noon' exchange rate at month-end by Bank of Canada.
7.4 'Total' includes other fuel sales. Domestic sales are by reporting companies, are exclusive of exports and sales to other reporting companies, and are adjusted for exports and imports by non-reporting companies.
7.4 'Aviation gasoline' includes all gasoline-type fuels for piston-type aircraft engines.

8. Trade

8.1 & 8.2 As of April 2004, retail and wholesale trade data collected collected by Statistics Canada are classified according to the North American Industry Classification System (NAICS 2002). This data is not comparable to the previously used Standard Industrial Classification (SIC 1980). Consequently, retail and wholesale trade estimates have been revised back to January 1991. The current figures should not be compared to previous corresponding sections of this publication.
8.4 Bank rate figures are from the last Wednesday of the month.
8.5 & 8.6 The Monthly Restaurants, Caterers and Taverns Survey (MRCTS) has undergone several important methodological changes commencing with the April 2004 reference month. As a result of these changes, total food services sales for Canada and the provinces and territories have been revised back to January 1998. Users must be aware that historical comparisons of estimates produced by the MRCTS prior to May 2004 reference month should be made only with revised historical data. Please note that kind of business (KOB) details and the number of locations have been suppressed for both the historical and the new series until revisions to the historical data can be processed.

9. Transportation

9.1 Not included in this table are travellers entering the Yukon from another province or territory, persons entering the Yukon by air and persons entering the Yukon by water.

Symbols & Abbreviations

-	nil or zero	I	January 1 to March 31
(--)	too small to be expressed	II	April 1 to June 30
(p)	preliminary figures	III	July 1 to September 30
(r)	revised figures	IV	October 1 to December 31
(000)	thousand	m^3	cubic metre
($)	dollar	(x)	suppressed for confidentiality
(MWh)	megawatt hour	(no.)	number
(kg)	kilogram	(%)	percent
..	not available		

Note: In some tabulations, rounded data may not sum to totals.

Yukon
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